



# THE REGIONAL PLANNING COMMISSION

County of Los Angeles

## MINUTES

Meeting Place: Room 150 Hall of Records  
320 W. Temple Street  
Los Angeles, California 90012  
Meeting Date: February 10, 2016 - Wednesday

Time: 9:00 a.m.

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### Present:

Commissioners Pincetti, Smith, Louie, Pedersen, Modugno

### Ex Officio Members:

Director of Public Works: Mr. Andy Narag, Senior Civil Engineer

County Counsel: Mr. Joe Nicchitta, Deputy

Planning Director: Mr. Sorin Alexanian, Deputy Director, Current Planning Division

Forester and Fire Warden: Ms. Janna Masi, Supervising Fire Prevention Engineer

### PLEDGE OF ALLEGIANCE

1. The Pledge of Allegiance was led by Commissioner Smith representing the First Supervisorial District.

### APPROVAL OF AGENDA

2. Motion/second by Commissioners Modugno/Smith – That the agenda for February 10, 2016 be amended to begin with Item No. 9 - Project No. R2014-02059-(1) followed by remaining agenda items.

At the direction of the Chair, the agenda was approved unanimously.

### COUNTY COUNSEL REPORT

3. There were no reports given by County Counsel.

### DIRECTOR/DEPUTY DIRECTOR

4. Mr. Bruckner announced that at yesterday's Board of Supervisors meeting, the Board approved and adopted the County Homeless Initiative, a comprehensive plan representing the largest, most coordinated effort ever undertaken in Los Angeles County to attack the root causes of homelessness, and move thousands of individuals and

02/10/16

DIRECTOR/DEPUTY DIRECTOR (Cont.)

families from the streets to dignity and stability. The Homeless Initiative consists of 47 strategies divided into these six areas, each one key to combating homelessness: 1) Prevent Homelessness; 2) Subsidized Housing; 3) Increase Income; 4) Provide Case Management and Services; 5) Create a Coordinated System; and 6) Increase Available Affordable/Homeless Housing.

Mr. Bruckner stated that the County already has the funding in this year's budget to begin to move forward with all 47 strategies. Twelve elements of the plan, those believed to have the most immediate and achievable impact, are expected to be implemented by June 30th. The Department was charged with inclusionary housing, linkage fees, and density bonus.

Commissioner Pincetti inquired if it will affect zoning policy in the County. Mr. Bruckner stated that the Department of Regional Planning will bring proposals to the Commission for policy, ordinance changes in density bonus, potentially inclusionary, linkage fees where the density bonus have been adopted.

PUBLIC HEARINGS

Zoning Permits - East Section

9. **Project No. R2014-02059-(1). Conditional Use Permit No. 201400089. Applicant: La Talpa Meat Market. 4501 E. Whittier Boulevard, East Los Angeles. Eastside Unit No. 1 Zoned District.**

Mr. Mar presented the staff reported and that a new Condition No. 38 was added after receiving input from the First Supervisorial District recommending that the market display a minimum amount of healthy foods as a condition of the conditional use permit.

Testimony was followed by Wil Nieves, the applicant's representative, Isabel and Salvador Palomera, owners of Talpa Meat Market in favor of the project. Mr. Nieves requested that Condition No. 39 be extended for one year after approval to apply for an Alcohol Business License (ABC) and obtaining an existing license within the census tract.

Discussion followed with the applicant and the Commissioners regarding the condition to buy an existing alcohol license within the community and the existing loitering and security situation on the property.

Commissioner Smith requested that the applicant report back to the Department of Regional Planning within 90 days of approval of the permit describing the availability of existing alcohol licenses within the subject property's census tract and to set the length of time to acquire a license to one year.

02/10/16

PUBLIC HEARINGS (Cont.)

Zoning Permits - East Section

Motion/second by Commissioners Smith/Modugno – That the Regional Planning Commission close the public hearing and approve Conditional Use Permit No. 201400089 with findings and conditions of approval and amended Condition No. 39 – The permittee is required to purchase, for its own use, or retire an existing alcohol license within the census tract or the unincorporated East Los Angeles community no later than February 10, 2017.

At the direction of the Chair, the item passed unanimously. The appeal period for this item ends on Wednesday, February 24, 2016.

Zoning Permits - West Section

Action Taken as Noted

6. **(Continued from 07/08/15, 08/12/15, 09/16/15, 10/21/15, 01/06/16 & 01/20/16). Project No. R2014-02228-(2). Conditional Use Permit No. 201400112. Applicant: Mr. Ronald Flury. 20850 Normandie Avenue. Carson Zoned District. To authorize the operation of an existing trucking facility with truck and equipment storage, truck and equipment repair, and offices in the MPD (Manufacturing-Industrial Planned) Zone. This project is not categorically exempt and is subject to an Initial Study.**

Ms. Arakelian informed the Commission that the applicant has agreed to an abatement order which is an administrative action administered by Zoning Enforcement. She indicated that the facility's operations will be phased out over the period of one year subject to conditions of the operation.

Commissioner Louie requested staff to summarize the enforcement process to abate the order. Ms. Arakelian stated that the applicant will be working with EPA, to remove the stock piles of soil and work on a plan to continue the remediation. Discussion was followed by Ms. Susanna Franco-Rogan of Enforcement West Area who indicated that the applicant has milestones and if they aren't met, they will refer to County Counsel for further enforcement action.

Ramy Awad, the applicant's representative spoke in support of the withdrawal. He indicated that the Abatement Order will allow ECI to continue its business for one year while processing the approval for a subdivision residential project.

Motion/second by Commissioners Louie/Smith – That the Regional Planning Commission accepts the withdrawal of Conditional Use Permit No. 201400112.

02/10/16

PUBLIC HEARINGS (Cont.)

Zoning Permits - West Section

At the direction of the Chair, the Commission accepted the applicant's withdrawal.

Land Divisions

Action Taken as Noted

7. **(Continued from 11/04/15). Project No. R2014-02680-(5). Applicant: KB Homes. Plum Canyon Road and La Madrid Drive (APN 2812-097-007). Sand Canyon Zoned District. a. Vesting Tentative Tract Map No. 073065. To create one commercial lot and one residential condominium lot with 175 condo units on 14.5 gross (12.4 net) acres. b. Conditional Use Permit No. 201400126. To develop residential townhomes in the C-2 (Neighborhood Business) Zone. c. Environmental Assessment No. 201400215. To consider a Mitigated Negative Declaration, as the project will not have a significant effect on the environment with the incorporation of mitigation measures, pursuant to CEQA reporting requirements.**

Mr. Montgomery informed the Commission that the applicant has requested that the project be taken off calendar to allow them to meet with several local homeowners' associations (HOAs) as numerous area residents had expressed concern regarding the project. The applicant needs additional time to prepare a market analysis regarding the viability of developing the entire site with commercial uses.

Aaron Clark, applicant's representative and Matt Craig both spoke in support of the item being taken off calendar and possible redesign of the project, which will need to return to the Subdivision Committee for review.

Motion/second by Commissioners Modugno/Pedersen – That the Regional Planning Commission take the item off calendar.

At the direction of the Chair, the Commission took the item off calendar.

Zoning Permits - East Section

Project Approved

8. **(Appeal of Hearing Officer's Condition of Approval). Project No. R2015-00840-(5). Conditional Use Permit No. 201500034. Applicant: Vasanthi Okuma, Boos Development West, LLC. 3033 Huntington Drive, Unit B. East Pasadena Zoned District. To authorize the sale of a full line of alcoholic beverages for off-site consumption (Type 21 alcohol license) at a proposed CVS store, in an existing**

02/10/16

PUBLIC HEARINGS (Cont.)

Zoning Permits - East Section

**commercial structure within an existing shopping center. The store proposes to be open 24 hours a day, in the C-3 (General Commercial) Zone, within the East Pasadena-San Gabriel Community Standards District (CSD). The project was approved by the Hearing Officer on December 1, 2015. The applicant has appealed Condition No. 43 requiring the hiring of a security guard during the hours of alcohol sales (8:00 a.m. to 10:00 p.m.), and is requesting that condition be removed. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.**

Ms. Bush presented the staff report and indicated that an undue concentration of licenses exist within the Census Tract. Two alcohol licenses are allowed and nine exist. She indicated that the Los Angeles County Sheriff's Department, Temple Station, concluded there is no anticipated impact to law enforcement or other services provided by the Temple Sheriff's Station regarding the project site.

Art Rodriguez and David Weissglass, applicant's representative spoke in support of the project and requested that the Condition No. 43 be removed requiring the hiring of a security guard during the hours of alcohol sales 8:00 am. to 10:00 p.m.

Discussion was held between staff and the Commission and they agreed that the condition was not required as long as security system with cameras are maintained on site throughout the property. There were no public members present therefore, no rebuttal was required.

Motion/second by Commissioners Modugno/Louie – That the Regional Planning Commission close the public hearing and grant the appeal.

Motion/second by Commissioners Modugno/Louie – That the Regional Planning Commission approve Conditional Use Permit No. 201500034 with amended findings and conditions of approval stated above.

At the direction of the Chair, the item passed with Commissioners Modugno, Louie, Smith and Pedersen in favor and Commissioner Pincetl being recorded as absent from vote (Left at 10:00 a.m.). The appeal period for this item ends on Wednesday, February 24, 2016.

02/10/16

Special Projects

Project Approved

10. **Project No. R2015-02417-(4). Coastal Development Permit No. 201500091. Applicant: Los Angeles County Department of Beaches and Harbors. 4701 Admiralty Way. Playa del Rey Zoned District. To authorize a renovation the Marina del Rey Visitors Center including the enclosure of two existing covered patios to create approximately 300 square feet of additional lobby and meeting space, the realignment of existing walking paths leading from the parking lot to the building's entrances, the installation of new signage, and façade and interior improvements in the Parking and Public Facilities land use categories. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.**

Mr. Finkel presented the staff report followed by Ismael Lopez of Department of Beaches and Harbors and one member of the public in support of the visitor center. There being no members in opposition, no rebuttal was required.

Motion/second by Commissioners Pedersen/Louie – That the Regional Planning Commission close the public hearing and find that the project is categorically exempt pursuant to state and local CEQA guidelines and approve Coastal Development Permit No. 201500091 with findings and conditions of approval.

At the direction of the Chair, the item passed with Commissioners Pedersen, Louie, Smith and Modugno in favor and Commissioner Pincetl being recorded as absent from vote (Left at 10:00 a.m.). The appeal period for this item ends on Wednesday, February 24, 2016.

PUBLIC COMMENT

11. **Public comment pursuant to Section 54954.3 of the Government Code.**

There were no requests by members of the public to address the Commission.

CONTINUATION OF REPORTS

12. **Possible Call for Review of Decisions by Hearing Officer, pursuant to Section 22.60.200 of the Los Angeles County Code.**

There were no items Called up for Review by the Commission.

13. **Commission/Counsel/Director Reports**

02/10/16

CONTINUATION OF REPORTS (Cont.)


Commissioner Louie inquired on the status report on unconditioned liquor establishments for Type 20 and Type 21 applications in over concentrated census tracts. Also, if staff can report with a solution on where a tenant within a larger shopping center is responsible for security in a location where there is loitering and consumption.

County Counsel reported that an Alcohol Sales Task Force has been established and discussions were held on alcohol sales, and their impact on the community. Healthy foods sales with the sale of alcohol were also discussed. A number of studies and ordinances have been looked at which are designed to regulate the land use impacts of grandfathered alcohol Conditional Use Permits which the department is looking at replicating as a model to bring back to the Commission. A report to the Commission will be forthcoming.

ADJOURNMENT


A recording of the testimony received and the discussions held at this meeting and a copy of all findings and resolutions acted upon by the Commission are on file in the Department of Regional Planning.

The Commission adjourned at 10:33 a.m. to Wednesday, February 24, 2016.


  
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Rosie O. Ruiz, Commission Secretary

ATTEST

APPROVE

  
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Stephanie Pincett, Chair  
Items 1-7, 9

  
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Sorin Alexanian, Deputy Director  
Current Planning Division

  
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Doug Smith, Vice Chair  
Items 8, 10-13